

Las Vegas Planning Commission
495 South Main Street, 3rd Floor
Las Vegas, NV 89101

Re: Justification Letter for Special Use Permit – Sublimotion (Alcohol, On Premise Full Use)
Address: 1421-1427 South Commerce Street, Las Vegas, NV 89102

A.P.N. 162-03-20-1005

Dear Members of the Las Vegas Planning Commission,

We respectfully submit this letter in support of our application for a Special Use Permit for Alcohol, On-Premise Full use at 1327 South Commerce Street in the Las Vegas Arts District. Our new restaurant, Sublimotion, will occupy 7,396 square feet in the primary building (Building 1) and deliver a world-class, immersive dining experience that combines culinary excellence with advanced scenic art and technology. The parking and two other buildings on the same parcel will remain as existing.

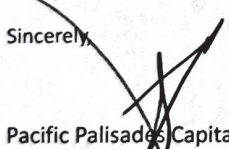
Sublimotion aims to push the boundaries of modern dining by transforming the table into a stage, and the diner into the main character of a one-of-a-kind performance. Each night, Michelin Star Chefs will curate an incomparable multi-course menu for an intimate audience of 12 guests. This unique approach to dining combines an innovative culinary experience with visual, auditory, and interactive elements, elevating the traditional restaurant experience to new artistic heights.

As you are aware, the Las Vegas Arts District has experienced tremendous growth over the past decade, evolving into a vibrant hub for entertainment, art, and cuisine. Sublimotion seeks to build upon this success by offering an exclusive dining destination that caters to both locals and visitors who seek refined, novel experiences in this dynamic part of the city. By adding a world-class culinary attraction to the district, Sublimotion will enhance the local economy, attract new clientele, and further solidify the Arts District's reputation as a premier destination for high-quality dining and entertainment.

Given the unique concept of Sublimotion and its alignment with the ongoing growth and revitalization of the Arts District, we kindly request that the Planning Commission approve our application for a Special Use Permit to allow the full use of alcohol on the premises. We are confident that Sublimotion will be an asset to the community, contributing to the diversity and prestige of the Arts District while maintaining a focus on local culture and artistry.

Thank you for considering our request. We look forward to working with the Commission to make this project a reality and appreciate your time and attention to our application.

Sincerely,



Pacific Palisades Capital Investments LLC, dba Sublimotion LV

Heika Bom - Bakker, CEO

1421 South Commerce Street
Las Vegas, NV 89102

Pacific Palisades Capital Investments LLC
Attn: Heika Bom (Claudia@palisades.capital)

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